

Town of East Hampton  
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Building, Planning & Zoning Department

MEMORANDUM

TO: East Hampton Town Council  
FROM: James P. Carey, Planning, Zoning & Building Administrator *he*  
DATE: 4/11/2011  
RE: Amendment to Plan of Conservation and Development

As you are aware the Planning and Zoning Commission (PZC) has been considering regulatory revisions that may encourage housing and civic functions in the Village Center. I have advised the PZC that the Plan of Conservation and Development should reflect the efforts of the PZC to establish a Village District designation and to support the goals and focus area of the IHZ concept. The Council has indicated to me in the past their willingness to expedite their commentary, and thereby allow the PZC to go forward with a Public Hearing on June 1, 2011. Please consider providing favorable commentary regarding the insertion of the following text on Page 4-13 of the POCD and please forward you comments to me as soon as possible:

**Encourage Housing and Maintain Civic Functions in the Village Center**

Housing is a critical element of a successful and vibrant village center. Residents living in or near villages are less dependent on automobiles, patronize village businesses, and contribute to the vitality that makes villages attractive.

Higher density housing in and near the Village Center can help meet local housing needs (for housing that is more affordable and for housing for an aging population) and help revitalize East Hampton's historic village center. Programs such as the Incentive Housing Zone (also known as the Housing For Economic Growth program) may provide an opportunity to explore and implement approaches that are appropriate for East Hampton. Due to the distinctive character, landscape and historic values in this area, the Commission should also consider the establishment of a "village district" zoning designation (as authorized by CGS Section 8-2j) in order to be able to maintain aesthetic control over building and site design and enhance the overall ambiance and character of the village center area.

**Adopt an Amendment to the Zoning Map**

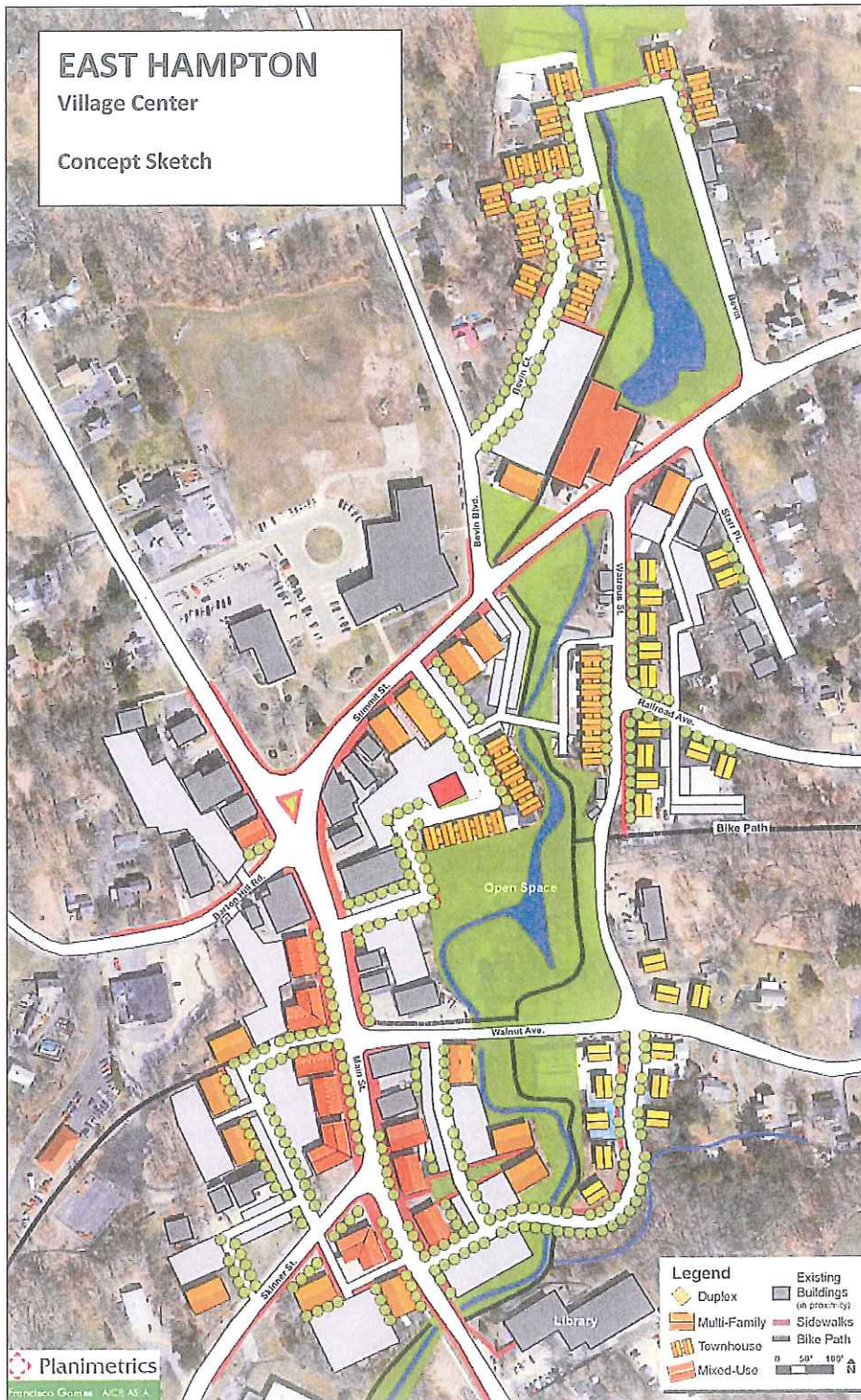
The preliminary regulatory approach includes the establishment of three different overlay zones for the Village Center area:

- Village Housing Overlay – Multi-Family (VHO-MF),
- Village Housing Overlay – Townhouse (VHO-TH), and
- Village Housing Overlay – Duplex (VHO-D).

# EAST HAMPTON

Village Center

Concept Sketch



The potential development configurations shown on the map are intended to be illustrative (showing what might be possible) and are not considered to be prescriptive (limiting what might be acceptable).